

MONTGOMERY COUNTY PROPERTY USE INITIATIVE

August 2008



Cover: County Service Park

Extract from County Executive Statement:

Our biggest piece of unfinished work concerns needed investments and shifts in County government facilities – a major task. I decided to comprehensively reevaluate the entire strategy as to how and where to invest a substantial number of the County’s valuable resources, advance our key economic priorities and move forward the implementation of the new Shady Grove Sector Plan to create thousands of new housing units near Metro.

First, let me define the problem:

- Our Public Safety Training Academy has severe space limitations and is in need of tens of millions of dollars in improvements just to stay at its current location.
- Our present Police headquarters is old and wholly inadequate.
- Our transportation maintenance depot at Shady Grove is too small and needs major renovation.
- Facilities to store and maintain our new fleet of Fire & Rescue vehicles are lacking.
- We spend a staggering \$22 Million annually on rent payments and need to reduce that sizable expenditure on property we don’t own.
- Our Shady Grove Sector Plan, which will concentrate thousands of new housing units near the Metro, turning a light industrial area into a “Smart Growth” area, is stalled.
- Our Shady Grove Life Sciences Center and adjacent higher education campuses need to be competitive in a global economy. We must create competitive live/work environments for researchers so that we can stem the loss of scientists that is occurring regionally and across the country and retain high paying jobs in the County.



Translational Research in Maryland: APL to ABL

Science and Business Collaborate to Meet the Health Needs of the World

Goal = Converting Basic Research to Consumer Products
From University Labs through Industry to Consumers

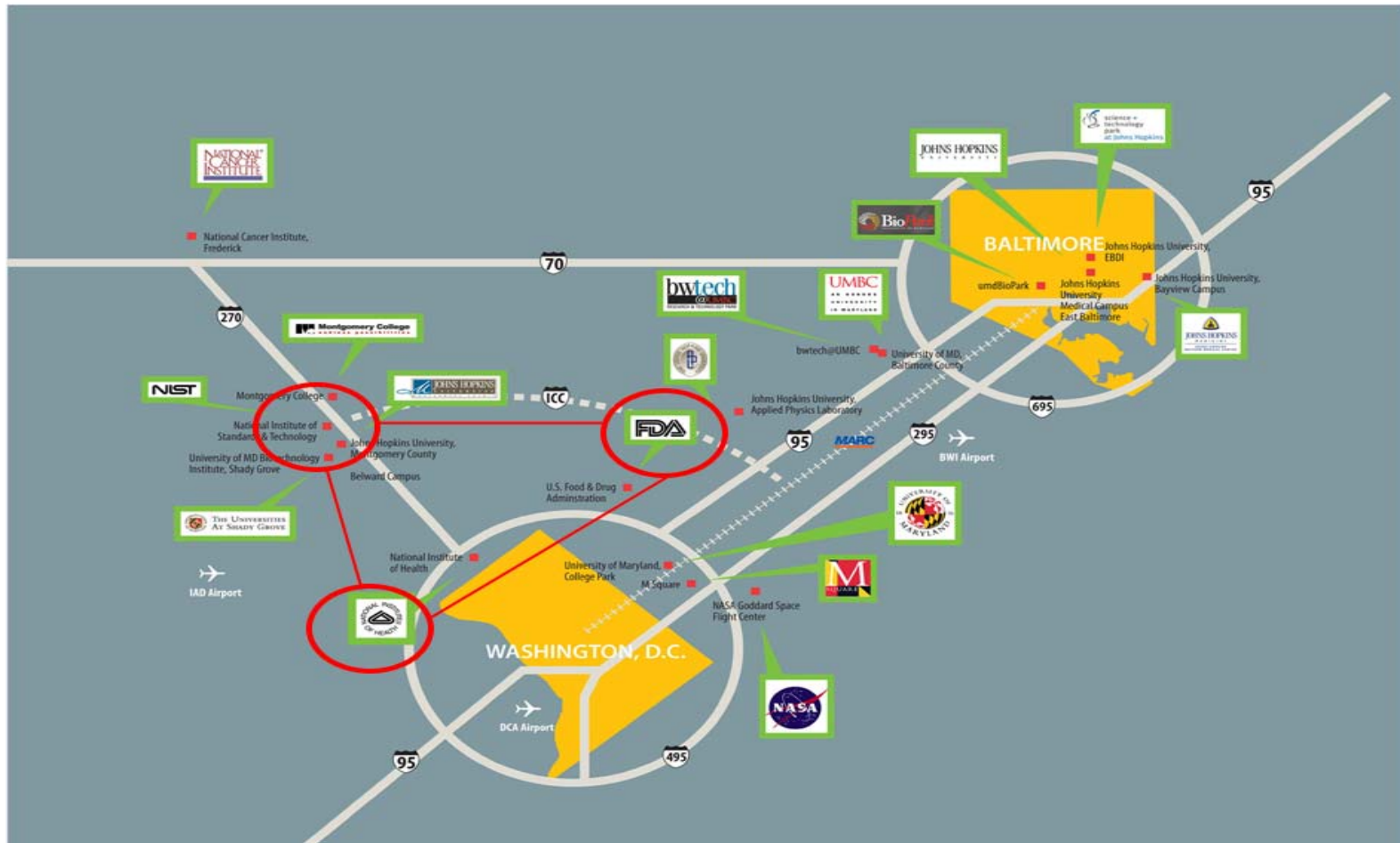


Source: Presentation at the International Conference on Science & Technology for Sustainability 2006



Vision 2030: Health for the Nation

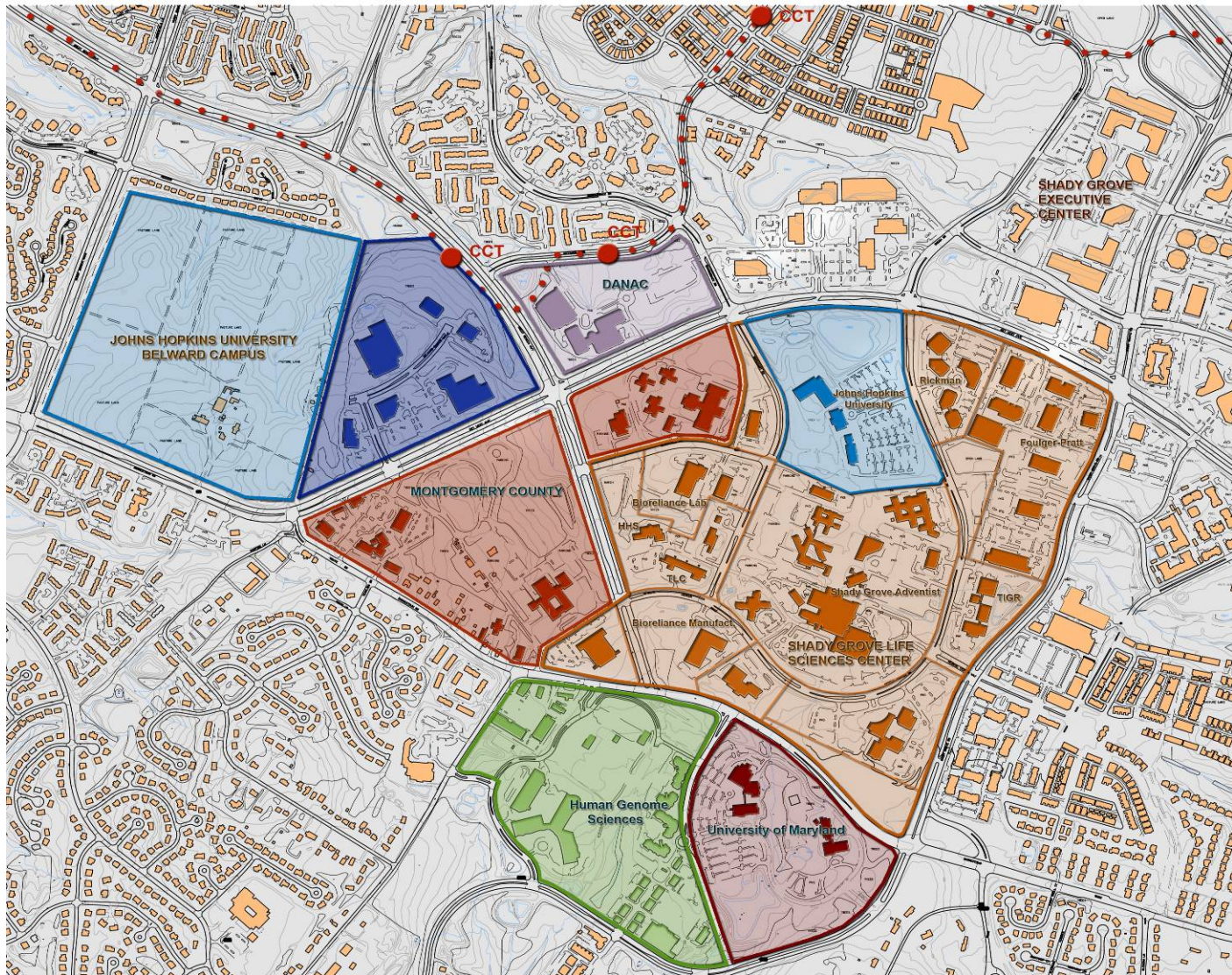
NIH, FDA & the SGLSC Portal Mobilizing
the Region's Applied Science Assets

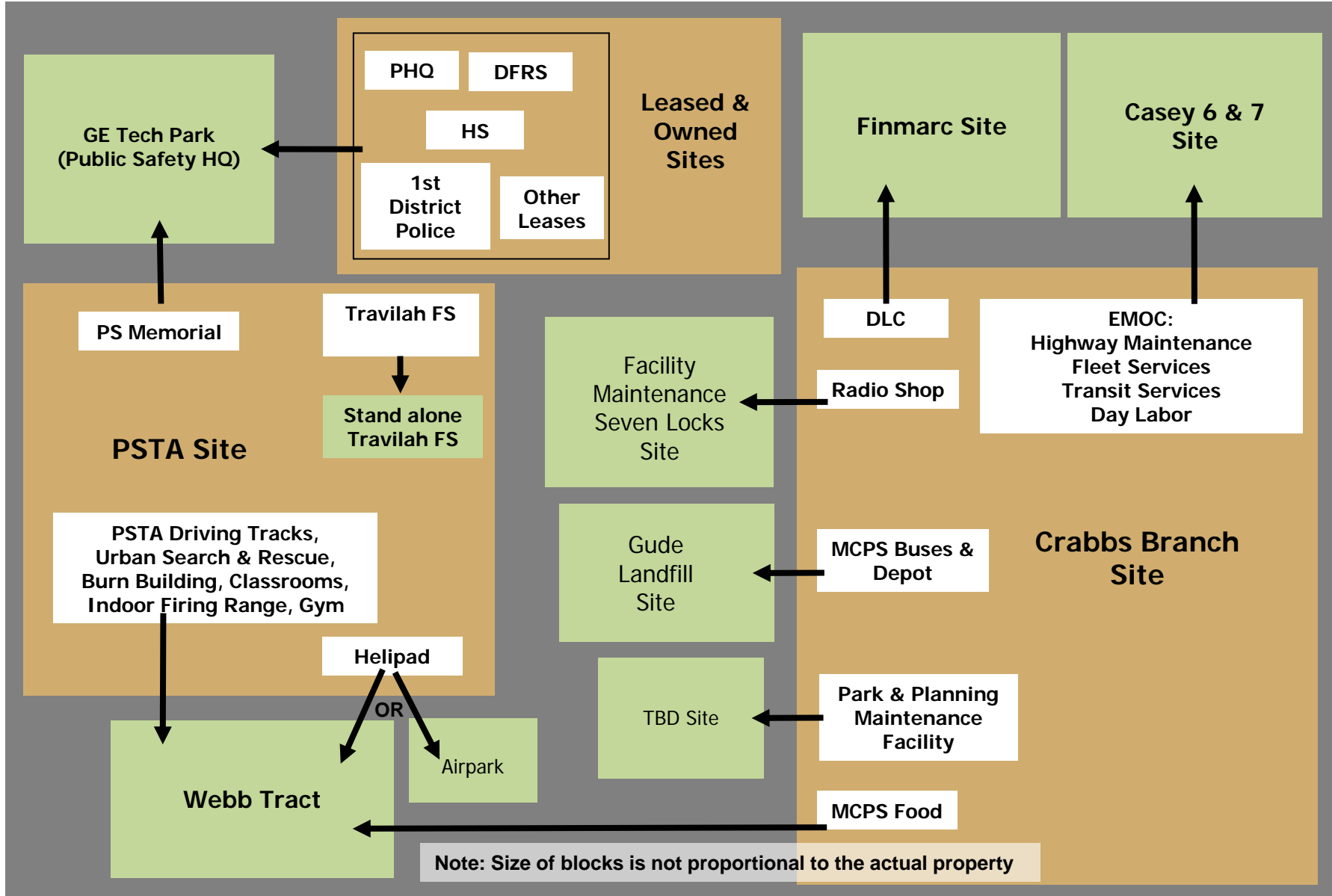


Montgomery County's Applied Research Triangle
Within Maryland's Life Sciences Research Cluster



Belward + SGLSC = Vision 2030 Planning Area

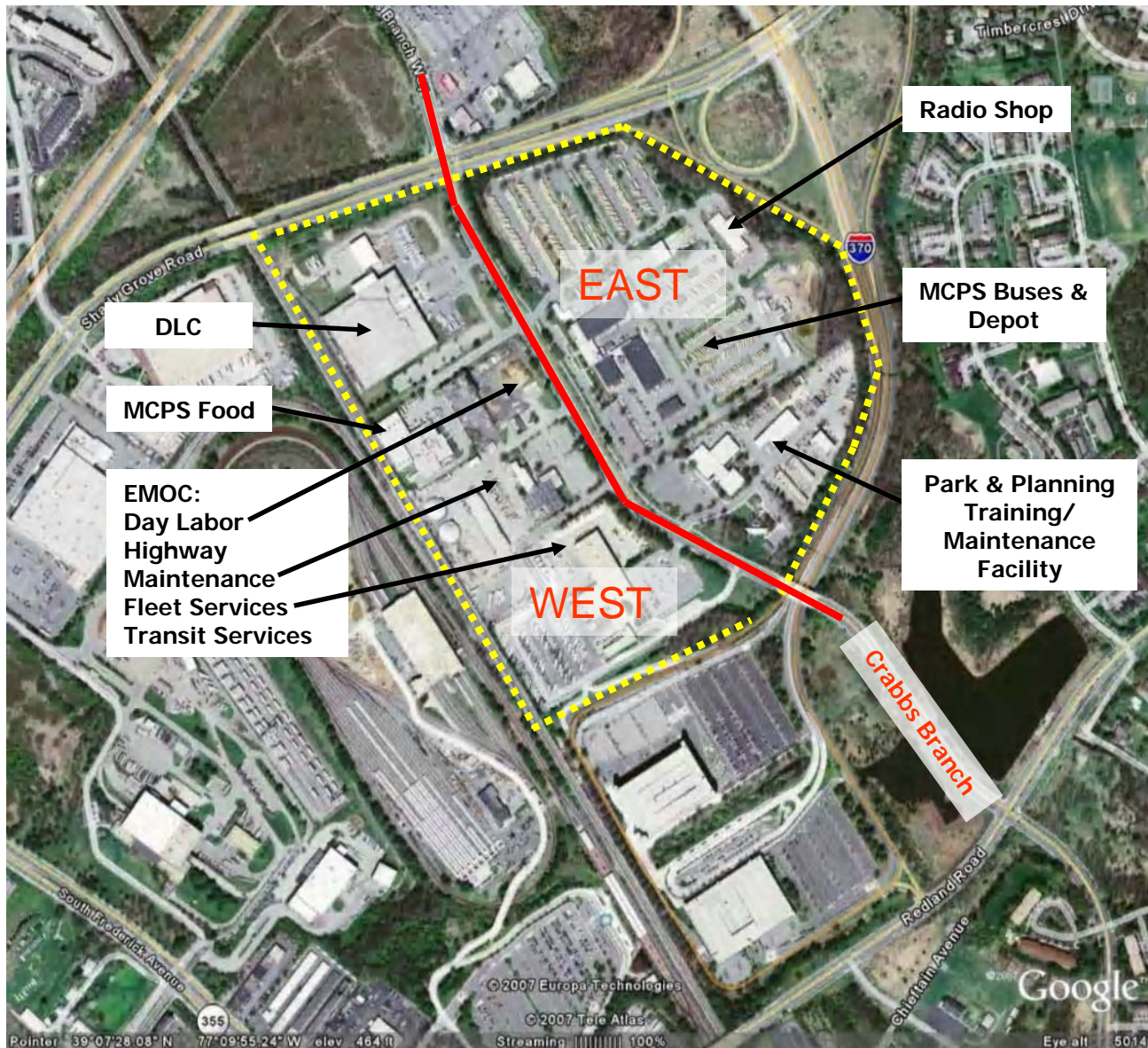






**PSTA Site
52 acres**





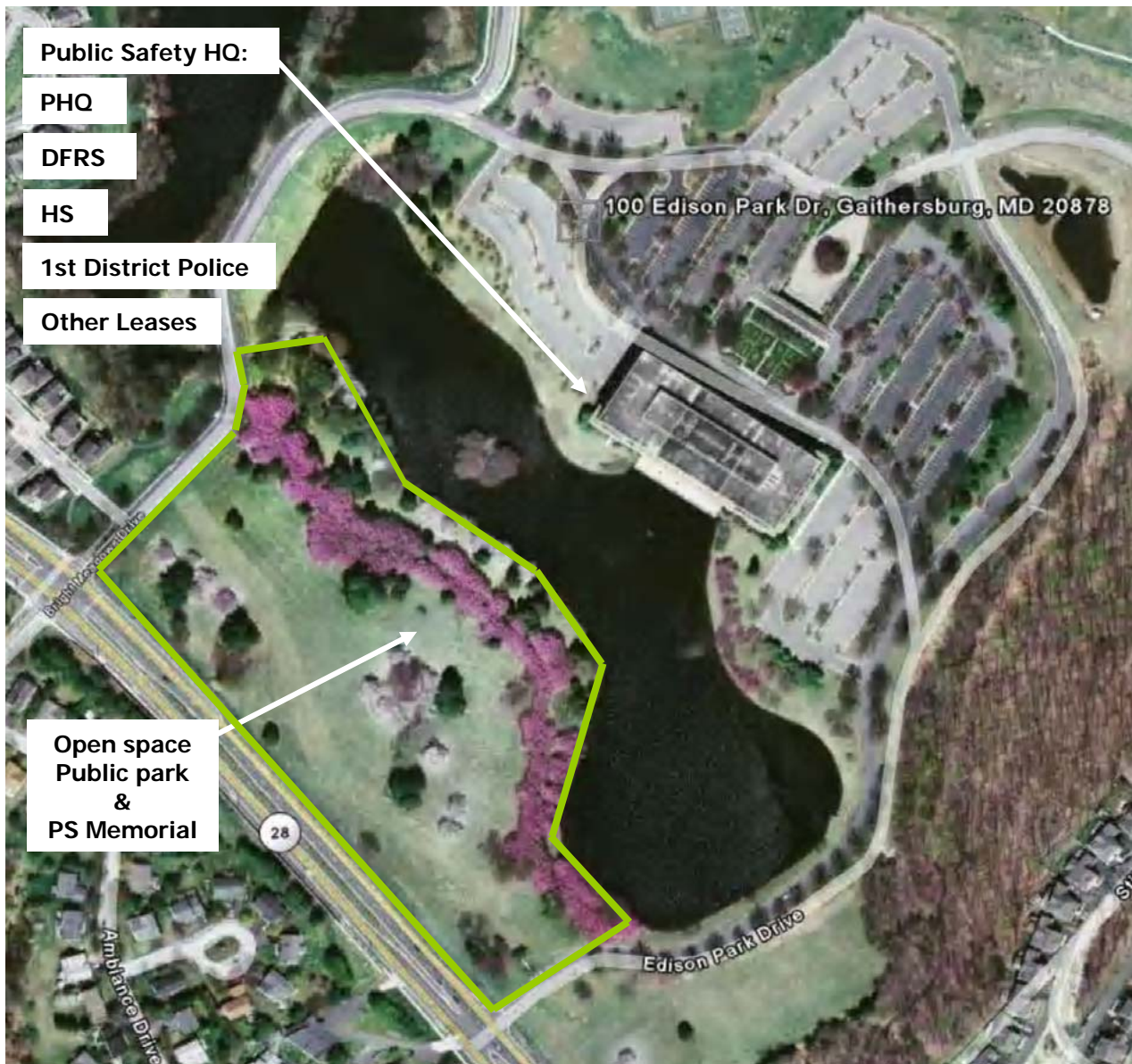
**Crabbs Branch
Service Park
92 acres**





Gude Landfill
Approx 100 acres
35 Usable





**GE
Technology Park
52 acres**





**Finmarc
36 acres**



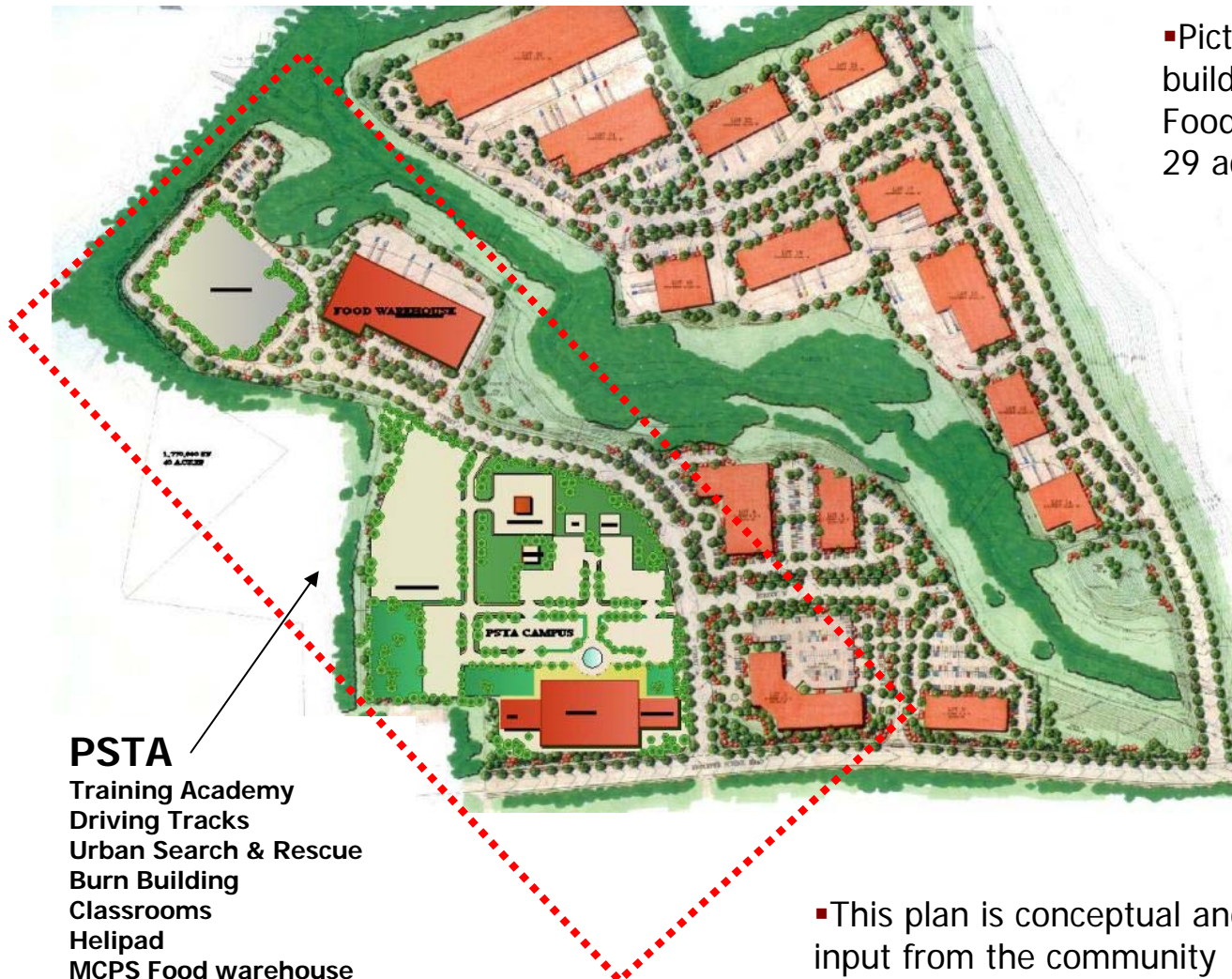


- Privately-owned site on Snouffer School Road; Zoned for Industrial, site is vacant land. Developer's Proposed Lots Plan to be build out in 90 usable acres land
- Total of 23 warehouse/industrial buildings (13 on the left & 10 on the right side of wetland)

Webb Tract
129 acres
90 usable

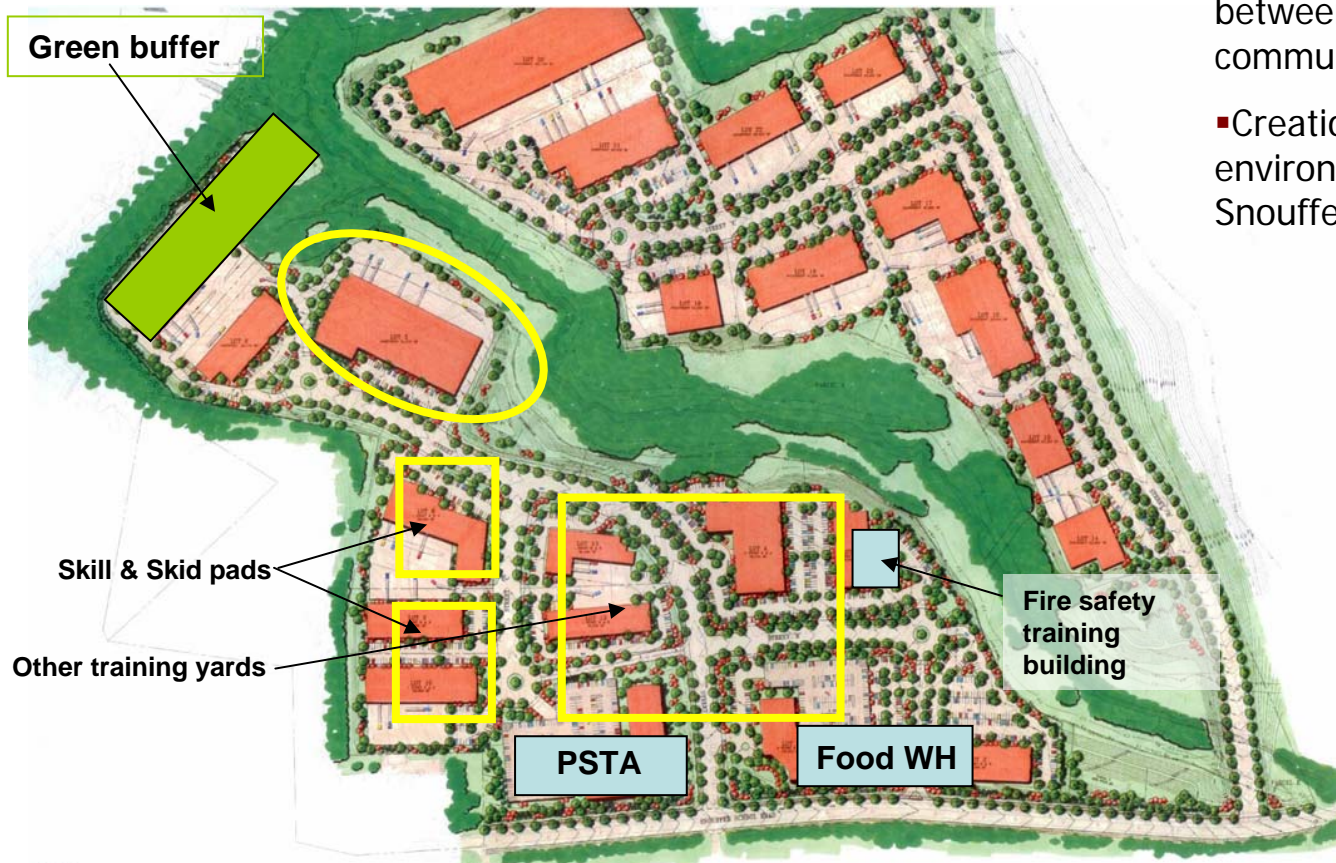


Picture shows potential build-out for PSTA & MCPS Food Service Warehouse on 29 acres



This plan is conceptual and has been revised per input from the community





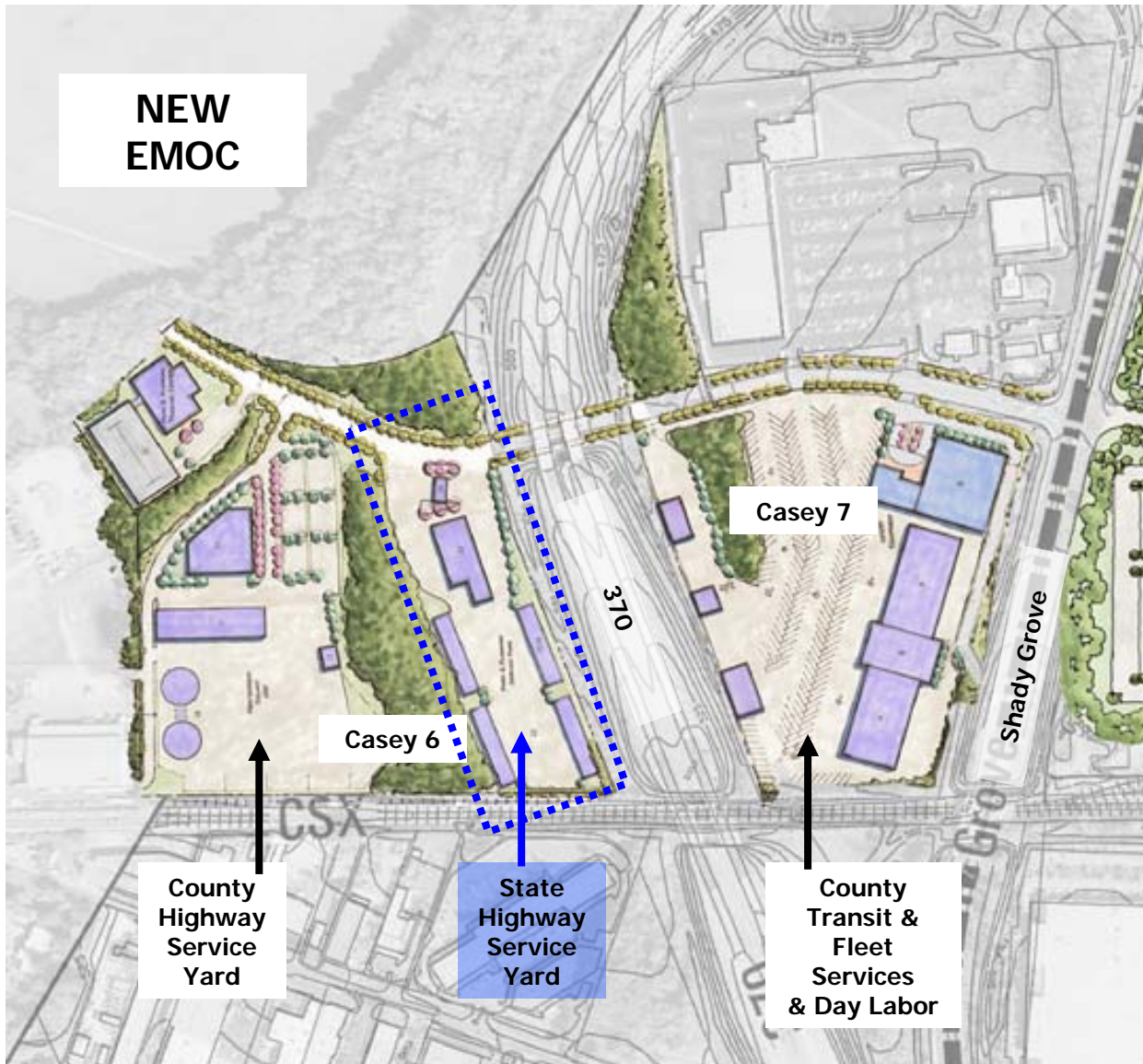
- Creation of green buffer between speed track and community
- Creation of office environment/corridor along Snouffer School Road

**Possible new
PSTA
conceptual site
layout**

Layout indicates overlay of proposed uses over the approved development site plan



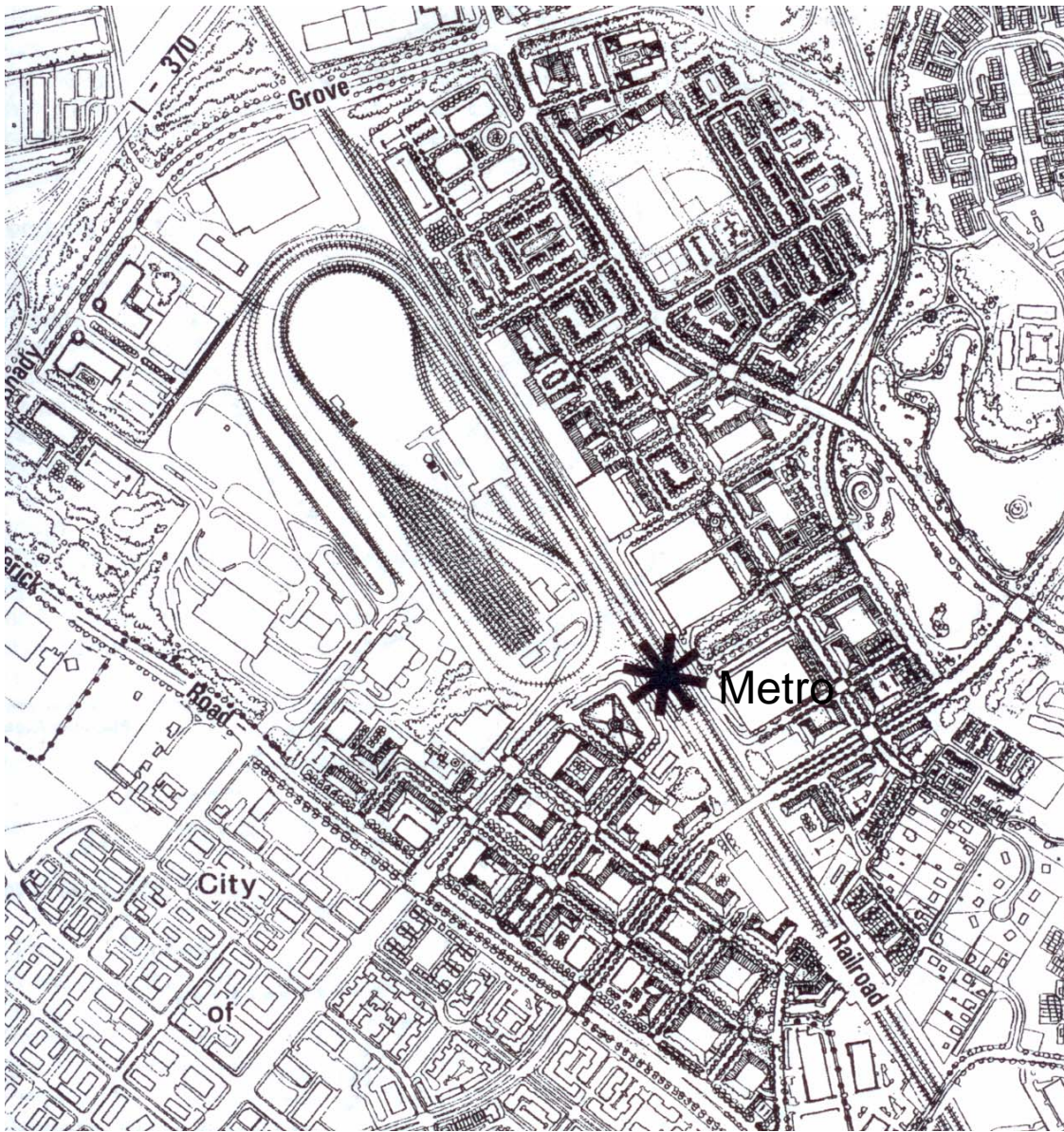
NEW EMOC



- Privately-owned sites at Shady Grove Road and Crabbs Branch Way, split by I-370
- Zoned for I-3 (Industrial), with option for 340 residential units
- Potential for County to transfer residential density to current Crabbs Branch site as contemplated by Sector Plan

Casey 6 & 7
Approx 42 acres





Shady Grove
Metro Station

Sector Plan
7.2004

